

## Market Analysis Information

# Conviva Pompano Beach

Humana – Workplace Solutions

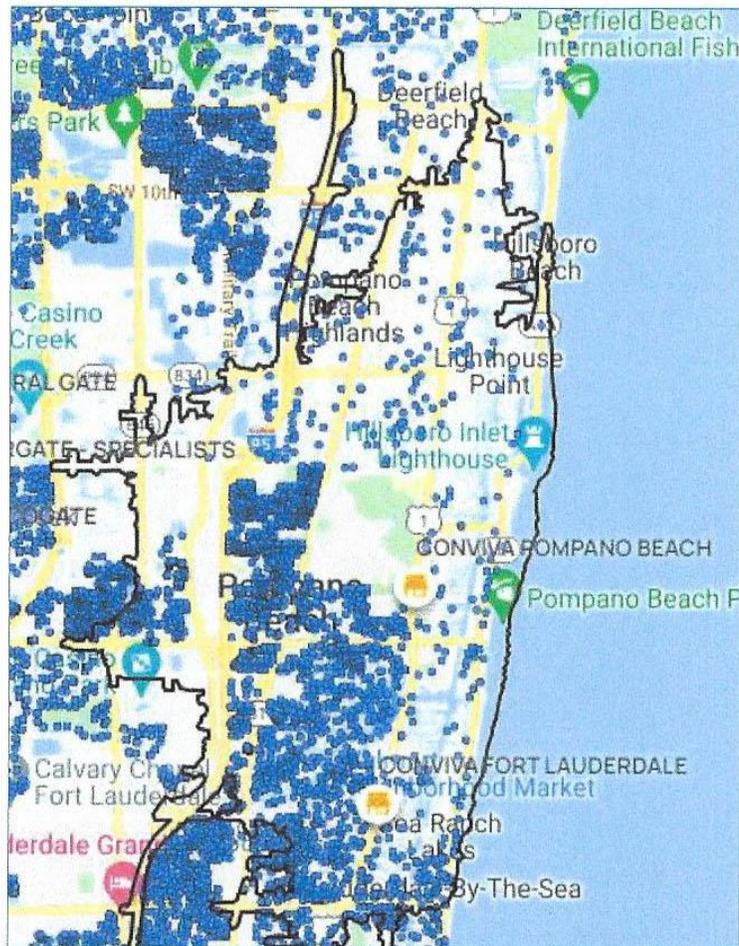
## Primary Care Organization



# Conviva Pompano Beach – Current Patient Membership

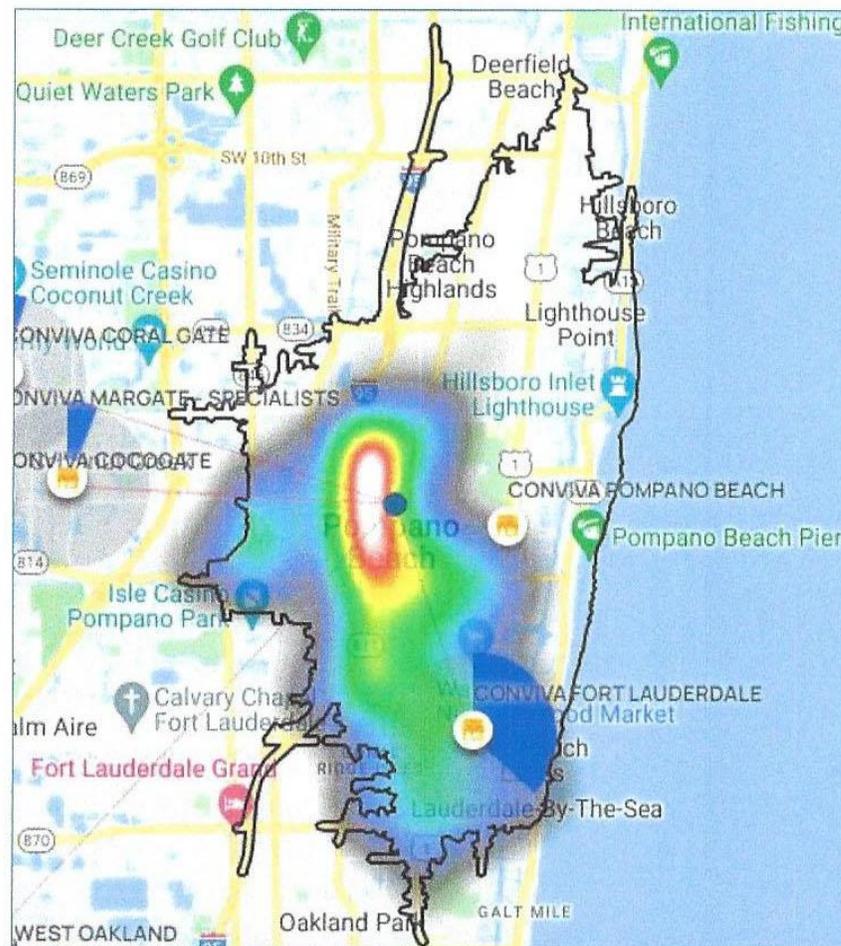
## Current Patients

\*Each Dot = 1 Patient



## Current Patient Demand Analysis

\*Heat concentration from Epi-center of Demand



## Additional Notes:

Conviva currently has a very high concentration of existing patient membership within the city of Pompano Beach.

Without this new clinic location inside Pompano Beach, these seniors will continue to be forced to travel outside of the community into Fort Lauderdale or west into Margate in order to continue their health & wellness care.

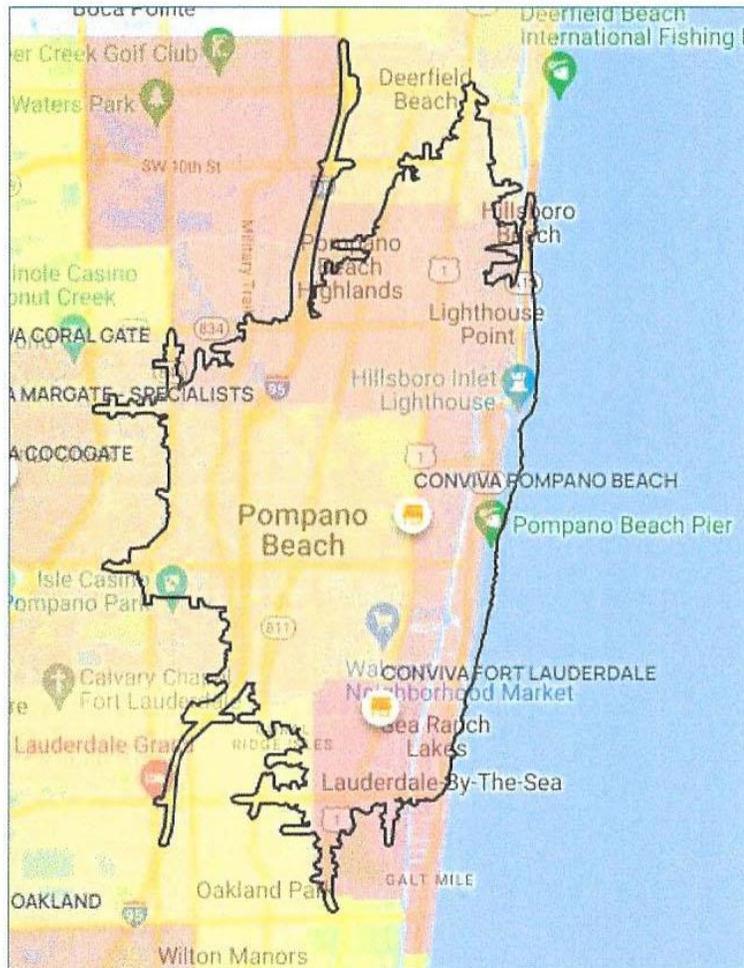
Our selection of this site was intentionally based on improving our geographic location to better serve this community – both for our existing members as well as for future members that are also located in this area of need.

*Next slide focuses on the potential new membership for senior care.*

# Conviva Pompano Beach – Potential Membership Analysis

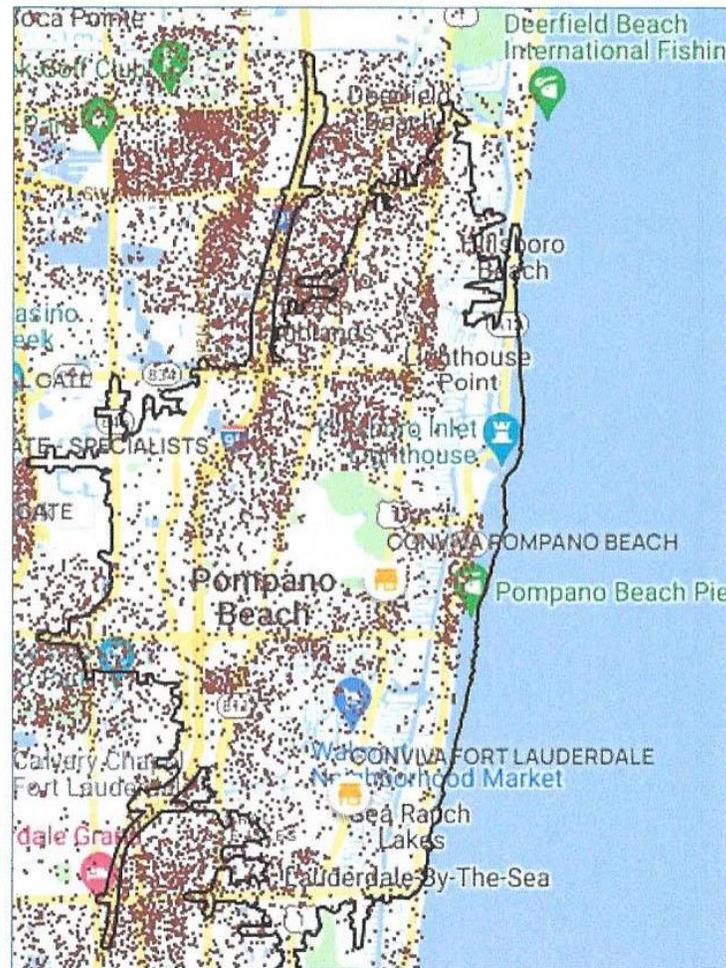
## Medicare Eligible Heat Density

*\*Red = High concentration*



## Potential Patients

*\*Each Dot = 5 Patient Households*



## Additional Notes:

Our new location would be more centrally located within the market density of Medicare Eligible Seniors as shown by the heat density map on the left.

The map on the right shows that there is a high number of households that are classified as Potential Patient Members for Conviva.

***Note: Each red dot = 5 households***

Our market analysis modeling that identifies Potential Member Households drills down to a Household Market Segmentation level based on Experian's Mosaic USA system.\* This data is analyzed against our entire Conviva clinic portfolio of over 150 locations and all of our existing patient households to determine which households are most likely to become new patient members at our clinics.

*\*Household based consumer lifestyle segmentation system that classifies all households and neighborhoods into unique subsets.*



West elevation on US Hwy 1 and entry to medical offices

# DEMO PERMIT & FEE Paid

**DISPLAY THIS CARD IN A PROMINENT LOCATION**  
**CITY OF POMPAÑO BEACH**  
**BUILDING PERMIT**

Permit Number: 21-00008364  
 Owner/Contractor: RMS PROPERTIES XI LLC  
 Purpose: INTERIOR DEMO (Standalone)  
 Job Address: 848 N FEDERAL HY  
 Folio: 8331-23- -PARCEL000848  
 Subdivision: BEACHWAY ESTATES



**“WARNING TO OWNER: YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE RECORDING YOUR NOTICE OF COMMENCEMENT”**

**DO NOT REMOVE THIS CARD BEFORE THE WORK IS COMPLETED**  
 CERTIFICATE OF OCCUPANCY MUST BE SECURED BEFORE THIS BUILDING CAN BE USED FOR ANY PURPOSE

\*NOTICE: IN ADDITION TO THE REQUIREMENTS OF THIS PERMIT, THERE MAY BE ADDITIONAL RESTRICTIONS APPLICABLE TO THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS CITY OR COUNTY, AND THERE MAY BE ADDITIONAL PERMITS REQUIRED FROM OTHER GOVERNMENTAL ENTITIES SUCH AS WATER MANAGERMENTS DISTRICT, STATE AGENCIES OR FEDERAL AGENCIES\*

STRUCTURAL			FIRE MARSHAL			MECHANICAL		
Inspection	Init.	Date	Inspection	Init.	Date	Inspection	Init.	Date
Set-up / Tie Down			Alarm Rough			Air-conditioning		
Soil Compaction			Alarm Final			Slab		
Soil Treatment			Pump Test			Stand/Curb		
Pile Cap / Log			Sprinkler Rough			Rough		
Footing			Sprinkler Final			Hood Rough		
Footing			Fire Suppression			Paint Booth Rough		
Slab			Suppression Sys.			Fire System		
Slab			Temporary C/O			Ventilation		
Columns			Site Final			Piping		
Tie Beam						Risers		
Truss / Joist			FINAL			Chiller System		
Roof Sheathing			LANDSCAPE / LAND USE			Refrigeration		
Wall Sheathing						Cooler		
Tin Cap			Inspection	Init.	Date	Pneumatic System		
Mop			Parking			Vacuum Rough		
Shingle / Tile			Trees			Hood Final		
Wall Framing			Hedges			Paint Booth Final		
Ceiling Framing			Soil			Vacuum Final		
Ceiling Grid								
Roof Framing			FINAL			FINAL		

NO INSPECTIONS WILL BE MADE UNLESS THIS PERMIT CARD IS DISPLAYED AND APPROVED PLANS ARE READILY AVAILABLE

City of Pompano Beach - Building Department  
 100 W Atlantic BLVD  
 Pompano Beach, FL 33060  
 (954) 786-4198

\*\*\*\*\*MECHANICAL INVOICE/REQUIRED INSPECTIONS\*\*\*\*\*

Application Number . . . . . 21-00008364 Date 9/28/21  
 Application pin number . . . . . 136696  
 Property Address . . . . . 848 N FEDERAL HY  
 Subd/Block/Lot/Str#/Apt: . . . . . 8331-23- -PARCEL000848  
 Folio Number: . . . . . 83312300100019  
 Tenant nbr, name . . . . . INTERIOR DEMO  
 Application type description . . . . . A- BUILDING APPLICATION NO CO  
 Subdivision Name . . . . . BEACHWAY ESTATES  
 Property Zoning . . . . . NOT APPLICABLE  
 Application valuation . . . . . 83000

Owner . . . . . Contractor  
 RMS PROPERTIES XI LLC . . . . . OWNER  
 1111 N PLAZA DR STE 200  
 SCHAUMBURG IL 60173

Permit . . . . . DEMO-MECHANICAL  
 Additional desc . . . . . MECHANICAL DEMO ONLY  
 Phone Access Code . . . . . 4588331  
 Permit pin number . . . . . 4588331  
 Sub Contractor . . . . . CHILLS AIR CONDITIONING SERVIC  
 Permit Fee . . . . . 10068.24  
 Issue Date . . . . . Valuation . . . . . 402000  
 Expiration Date . . . . . 3/27/22

Qty	Unit	Charge	Per	Extension
152000.00		.0240	BASE FEE	6250.00
152.00		.5200	12-BRA SURCH \$ .52 PER \$1000	3648.00
3648.00		.0100	A DBPR SURCH 1.0% OF PER FEE	79.04
3648.00		.0150	A DCA SURCH 1.5% OF PERMIT FEE	54.72

Fee summary	Charged	Paid	Credited	Due
Permit Fee Total	10068.24	10068.24	.00	.00
Grand Total	10068.24	10068.24	.00	.00

Credits  
 PLAN CHECK FEES . . . . . .00



East elevation, adjacent to multi family duplexes

# Existing site layout

Site was constructed in 1984

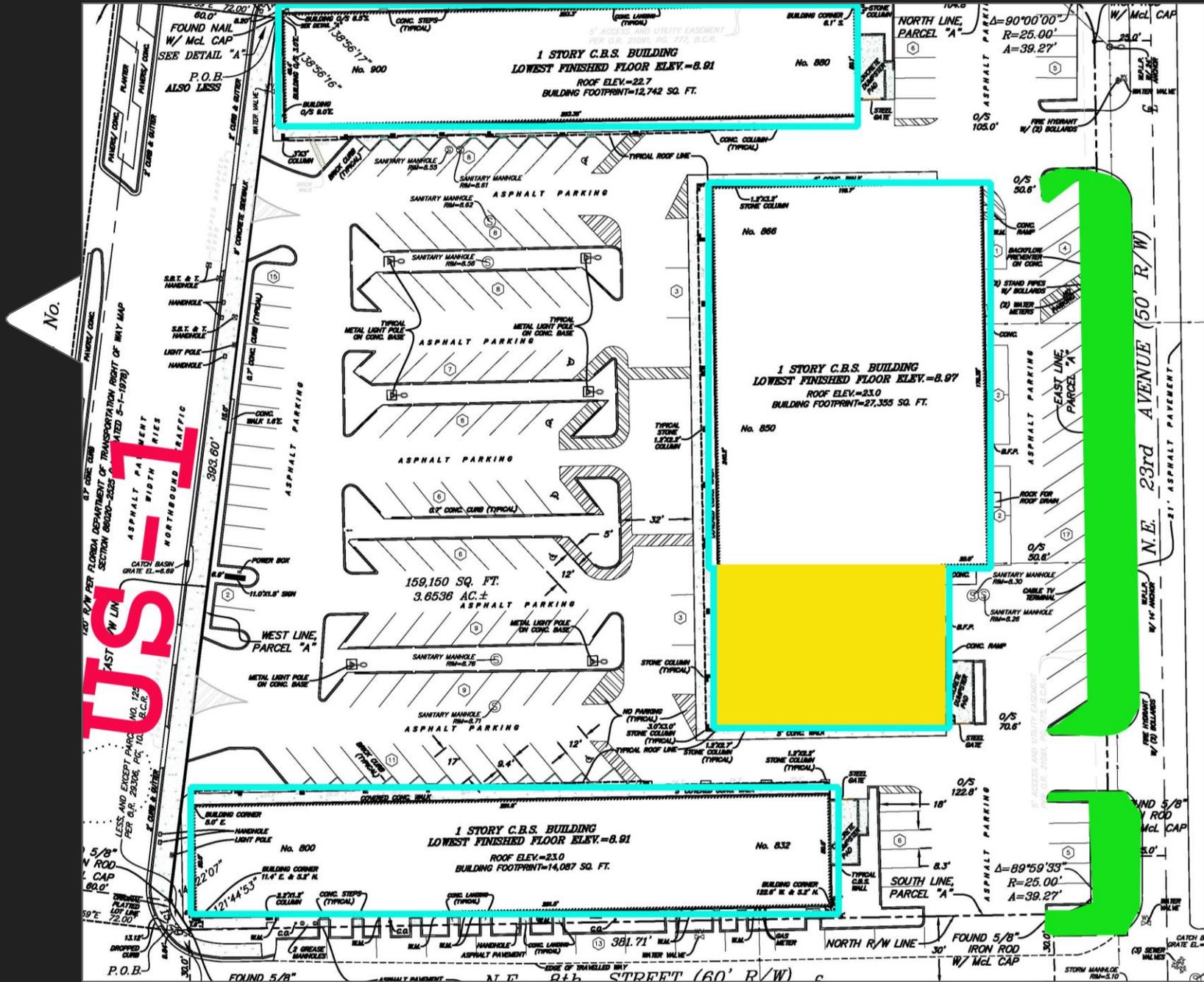
No modifications are required for Humana

Humana parking on west elev.

Adequate LA buffer on east elevation.

Can be reserved parking.

Possible Rt Turn only (SE ) Out



**CITY OF POMPANO BEACH  
AERIAL MAP**



# Neighborhood "Feelings"

I canvassed the area shown on the City Aerial.  
There are 54 homes within 500'.

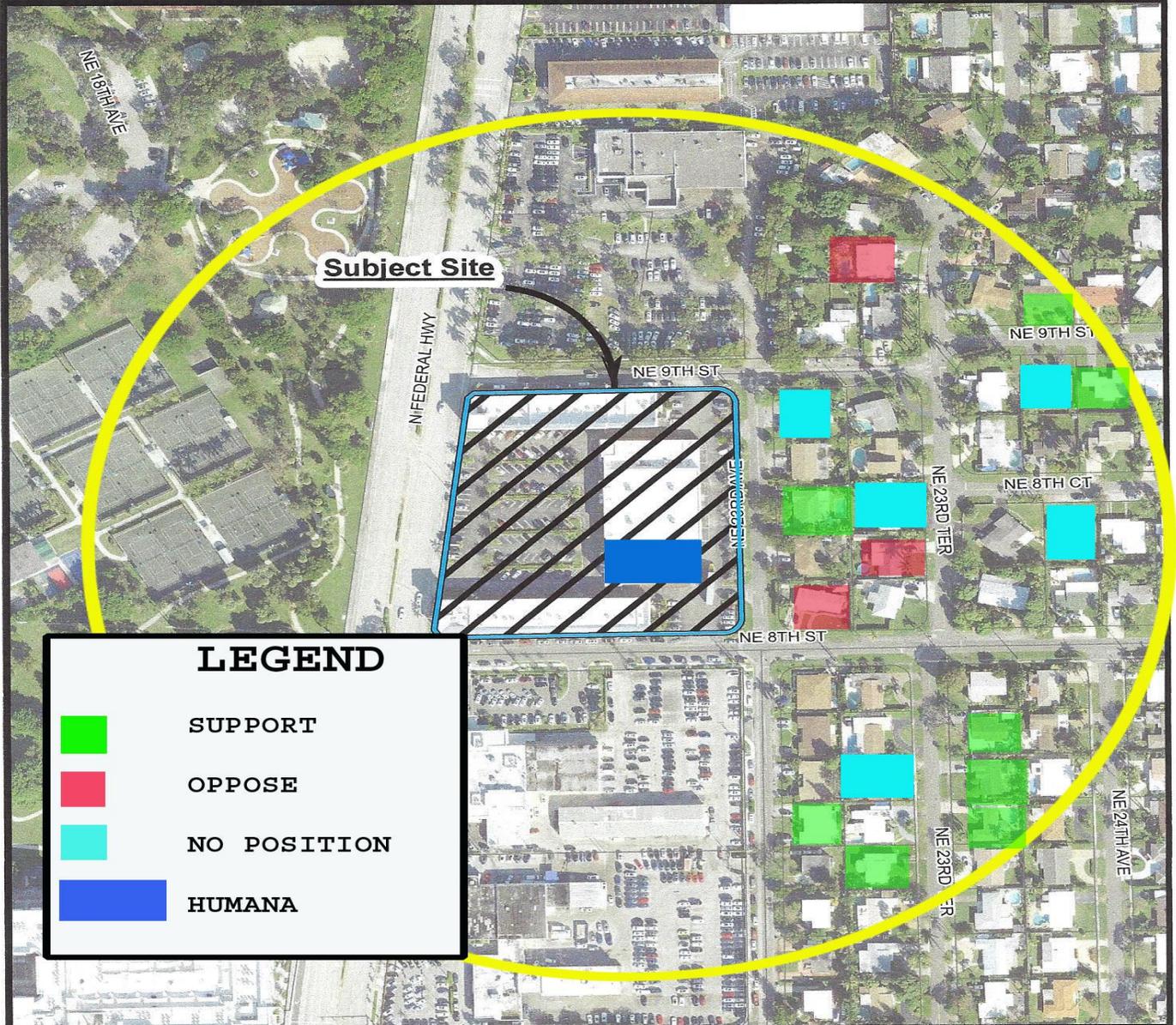
Some were not home.

A number would not sign ANY petition for ANYTHING

Some opposed but once enlightened about the use,  
were receptive to Doctor offices

I explained the medical use, assured no drug or pill  
Mill use and presented the facts- The 6,200 SF bay was  
Built in 1982, is permitted retail uses, including Dollar stores,  
Ross, Aldi, etc.

All the Opposed I spoke w/listed traffic concerns.



<b>LEGEND</b>	
	<b>SUPPORT</b>
	<b>OPPOSE</b>
	<b>NO POSITION</b>
	<b>HUMANA</b>

1 in = 208 ft

Florida Trend

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**MIAMI-DADE** REGIONAL ECONOMIC PROFILE

Florida Trend  
CUSTOM CONTENT



SPOTLIGHT IN MAY | AD SPACE DEADLINE: MAR 10

Thursday, March 17, 2022

## Can't find a doctor? Florida facing physician shortage amid growth, aging population

If it's taking you longer to get in to see a doctor for a checkup or health issue, you're not alone. A shortage of physicians is making it harder to get appointments and the shortage is likely to get more acute.